

PLACER LOCAL AGENCY FORMATION COMMISSION

Susan Rohan (Public), Chair; Joshua Alpine (District); Bonnie Gore (County); Paul Joiner (City); William Kahrl, (District); Joe Patterson, (City); Robert Weygandt (County), Vice Chair, Alternate Commissioners: Scott Alvord (City); Vacant (Public); Jim Holmes, (County); Mike Lynch (District)

REGULAR HEARING AGENDA

May 13, 2020 - 4:00 P.M.

Board of Supervisors' Chambers

County Administrative Building

175 Fulweiler Avenue, Auburn, CA 95603

PUBLIC PARTICIPATION PROCEDURES:

*In order to protect public health and the safety of our Placer County citizens, the Public Comment for the May 13, 2020 Local Agency Formation Commission Meeting will be offered through a completely remote call-in line. The Board Chambers will be closed to public attendance. Citizens who wish to comment should be prepared to use our call-in line at **530-886-1800** to queue for verbal public comment. Public Comment will be opened for each agenda item in sequence, so be prepared to call in for the specific item you wish to comment on when the Board Chair announces the item. Calls will not be connected if Public Comment has been closed from that item, and callers will be directed to call back if they are calling for a later agenda item. **To listen to the proceedings via conference call, please dial +1(619) 483-4068, Conference ID: 721395953***

- 1. Flag Salute**
- 2. Call to Order and Roll Call**
- 3. Approval of Agenda** (Action item)
- 4. Public Comment:** This is the time when persons may address the Commission on items not on the agenda. Please limit comments to three (3) minutes as the Commission is not permitted to take any action on items presented as public comment.
- 5. Election of Chair and Vice Chair:** The Commission will be asked to select a Chair and Vice-Chair. (Action item)
- 6. Consideration of Placer Vineyards Park and Recreation District**
Placer Vineyards Park and Recreation District Formation: Hearing to consider the proposed formation of a Park and Recreation District for the Placer Vineyard Specific Plan.
CEQA determination; Responsible agency under CEQA Guidelines section 15096.
(Action item)
- 7. Consideration of annexation of territory into the Nevada Irrigation District for Mercy Housing (Placer County Government Center):** CEQA determination; Responsible agency under CEQA Guidelines section 15096 (Action item)
- 8. Approval of Fiscal Year 2020-2021 Preliminary Budget:** The Commission will be presented with the proposed budget for FY 2020-2021, asked to approve the proposed

budget and provide staff direction as to any desired changes for the final budget and proposed work plan. (Action Item)

9. Executive Officer Reports:

- Legislative Committee update
- Proposal Status and proposals expected
- Special District Selection
- Staffing

10. Commissioner Reports:

11. Adjournment: Next Commission meeting is scheduled for June 10, 2020

For further information or to provide written comments on any item on the agenda, please contact the Placer LAFCO. Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Placer LAFCO office at 110 Maple Street, Auburn, CA 95603 during normal business hours. Phone: (530) 889-4097. Placer LAFCO is committed to ensuring that persons with disabilities are provided the resources to participate in its meetings. If you require a disability-related accommodation, please contact the Clerk to the Commission at least two business days prior to the meeting date.

May 13, 2020
Item No. 5

PLACER COUNTY
LOCAL AGENCY FORMATION COMMISSION

110 Maple Street, Auburn California 95603


530-889-4097

Email: lafco@placer.ca.gov

STAFF REPORT

DATE: May 8, 2020

TO: Chair Rohan, Commissioners Alpine, Gore, Joiner, Kahrl, Patterson, Weygandt.
Alternate Commissioners Alvord, Holmes, Lynch, Starsky

FROM: Kris Berry, AICP, Executive Officer 

SUBJECT: Election of Chair, Vice-Chair

Recommended Action:

Elect a new Commission Chair and Commission Vice-Chair

Discussion:

In accordance with Government Code section 56334, Placer LAFCO elects a Chair and Vice-Chair in May of each year, generally following a rotation schedule adopted by the Commission in 2008 (attached as Exhibit 1).

In July, 2019, Commissioner Rohan was elected as Chair, and Commissioner Weygant was elected as Vice-Chair

According to the rotation policy, the next Commissioner in rotation would be a County Member (Commissioner Weygant), and then a Special District Member (Alpine).

Exhibit 1 Resolution 2008-03, rotation policy

PLACER LOCAL AGENCY FORMATION COMMISSION

Resolution No. 2008-03

Establishing a Rotation Policy for LAFCO Commissioners

Whereas, the Placer Local Agency Formation Commission (Placer LAFCO) is an independent agency established and operating under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH), and

Whereas, Placer LAFCO, pursuant to §56334 (CKH) elects a Chairperson of the Commission in May of each year, and

Whereas, the Commission intends to establish a rotation policy to use as a guideline in the selection of a Chairperson.

Now, therefore be it resolved, the following rotation schedule shall serve as a general guideline for the election of the Chairperson:

Special District	2008
City	2009
County	2010
Special District	2011
City	2012
Public Member	2013
County	2014

Be it further resolved, the Commission may elect to continue the rotation in the same form after the year 2014. The Commission may further elect to follow a corresponding Vice Chair rotation schedule to allow for the orderly transition of the Vice-Chair to the position of Chairperson.

Be it further resolved, that the Placer Local Agency Formation Commission hereby adopts the rotation schedule as a general guideline for the future selection of the Chair and Vice-Chair. As a general guideline, this policy is not binding on future Commissions and at any time the Commission may elect to deviate from this policy.

On a motion by Commissioner WEYGANDT, seconded by Commissioner HILL, the foregoing resolution was passed and adopted by the Placer Local Agency Formation Commission this 13th day of August, 2008 by the following vote:

Ayes: MOBERLY, WEYGANDT, HILL, FRINK, RUDD, GRAY, HOLMES


Noes: NONE

Absent: NONE

Signed and approved after adoption:

Duane L. Frink
Duane L. Frink, Chair

Attest:



Kristina Berry, AICP, Executive Officer

PLACER COUNTY
LOCAL AGENCY FORMATION COMMISSION

110 Maple Street, Auburn California 95603


530-889-4097

Email: lafco@placer.ca.gov

STAFF REPORT

DATE: May 5, 2020

TO: Chair Rohan, Commissioners Alpine, Gore, Joiner, Kahrl, Patterson, Weygandt.
Alternate Commissioners Alvord, Holmes, Lynch, Starsky

FROM: Kris Berry, AICP, Executive Officer 

SUBJECT: Placer Vineyards Park and Recreation District Formation

Recommended Action:

- 1) Adopt LAFCO Resolution 2020-01, attached as Exhibit 1 approving findings that the Final Environmental Impact Report for the Placer Vineyards Specific Plan is adequate for use in the formation of the Placer Vineyards Park and Recreation District (State Clearinghouse No. 1999062020), and
- 2) Approve the proposal to form the Placer Vineyards Park and Recreation District by Adopting LAFCO Resolution 2020-02 with the recommended terms and conditions, attached as Exhibit 2 and
- 3) Authorize the Executive Officer to conduct Conducting Authority protest proceedings pursuant to Government Code section 57000 et seq. and to determine if there are sufficient protests to hold an election.

Summary:

This proposal would form a Park and Recreation District for the Placer Vineyards Specific Plan area, as shown on attached Exhibit 3, which is approximately 4,221.5 acres (excluding the Special Planning Area) in size. The district would provide a variety of recreation and park services and maintenance for the area encompassed by the Placer Vineyards Specific Plan. The Commission previously certified the Environmental Impact Report and approved the formation of the Park and Recreation District on December 14, 2016. Due to a one-year time limitation, the approval has expired.

The Placer Vineyards Specific Plan, located west of the City of Roseville, is bordered to the north by Baseline Road, to the south by the County boundary line with Sacramento County, to the west by Pleasant Grove Boulevard, and to the east by Walerga Road. The proposed district is wholly located within Unincorporated Placer County.

Placer Vineyards Specific Plan is an approved specific plan. Excluding the Special Planning Area, the Placer Vineyards Specific Plan is planned for 14,129 residential units and 3.6 million square feet of non-residential development. The estimated population at buildout (excluding the Special Planning Area) is approximately 32,588 residents.

Discussion and Analysis:

This application to form a Park and Recreation District has been initiated and submitted by a Resolution of the Board of Supervisors, adopted on March 24, 2020 (Board of Supervisors Resolution 2020-03, attached as Exhibit 4). The proposed District will provide recreation and park services (including organized recreational programs) and maintenance. The development and level of services will be determined by the District's Board of Directors in a phased approach, as well as the level and range of services.

The Board of Supervisors determined under Resolution No. 2020-043 to appoint itself as the initial Board of Directors pursuant to Public Resources Code section 5783.1. Eventually, the District will transfer to an elected Board of Directors; the proposed threshold for an elected board is 6,000 units. However, the change can also be made when requested by the residents or the existing board. The change from an appointed Board to an elected Board will require an election, which can be done concurrently with the election of the Board members. The District may, at that time, also decide to have district elections as opposed to members at large.

The Placer Vineyards Specific Plan Neighborhood Park and Community Park Fee Programs will fund construction of District facilities and other improvements. The Board of Supervisors formed Community Facilities District (CFD) No. 2018-3 (Placer Vineyards-Parks, Open Space, and Landscaping) to fund District services and maintenance as further set forth in Exhibit A to Resolution 2020-03. Proposed phasing of the development of the District, as well as revenues and expenditures, are detailed in the attached Plan for Services. Depending on market conditions, final buildout is estimated to be between 2040 and 2050.

Estimated CFD amounts for 2019-2020 are

- Low Density Residential - \$615.41 per unit
- Low Density Residential (Age-Restricted) - \$400.77 per unit
- Medium Density Residential - \$529.55 per unit
- Medium Density Residential (Affordable) - \$265.87 per unit
- High Density Residential - \$443.70 per unit
- High Density Residential (Affordable) - \$222.94 per unit
- Commercial/Mixed Use - \$443.70 per square foot
- Commercial/Mixed Use (Affordable) - \$222.94
- Nonresidential - \$1,458.11 per acre

The Rate and Method of Apportionment for CFD No. 2018-3 includes annual inflationary adjustments and an option to tax undeveloped property if it is determined that there are insufficient revenues generated from the varying land uses to support the District's costs.

Property Tax Transfer

The Cortese-Knox-Hertzberg Act requires LAFCO to transfer to a new district the amount of property tax used to fund the services that will become the responsibility of the new district. In this case, no prior park or recreation service has been historically provided to the Placer Vineyards Specific Plan area.

Government Code § 56810 establishes the formula to determine the base year property tax revenue. The formula adjusts the total cost of the transferred services to reflect the proportion of those services actually funded by property tax (known as the "Auditors Ratio").

Because there is no history of the County providing Recreation and Park services to the area, the cost of recreation services provided within the subject territory can currently be estimated at 0 (zero). In this specific case, the Auditor's Ratio was not calculated due to the fact that with the multiplier being 0 (zero), any calculation, which requires an extensive process, would result in a 0 (zero) amount.

Provisional Appropriations Limit

In 1979 voters passed Proposition 4 and enacted Article XIII B of the California Constitution, establishing an appropriations limit, also known as a "Gann Limit," for public agencies. The Gann limit sets the maximum amount of **tax proceeds** that an agency may appropriate each fiscal year. If the financial responsibility for services is transferred, in whole or in part, from one public entity to another, the appropriations limit of the transferee agency must be increased by the same amount that the appropriations limit of the transferor agency is decreased. (Cal. Const., Art. XIII B, Section 3(a).)

The Placer County Board of Supervisors formed Community Facilities District No. 2018-3 ("CFD"). Voters approved a special tax within the CFD to fund a portion of park services administered by the new District and set the CFD appropriations limit at \$6,800,000. Because the CFD will remain financially responsible for tax-funded services, a transfer of appropriation limits is not required at this time and the Applicant has requested LAFCO set an appropriations limit of \$0 (zero). If, in the future, the CFD transfers financial responsibility for those services to the District, a transfer of appropriation limits would be affected at that time.

Therefore, in accordance with Government Code § 56811, staff recommends establishing a provisional appropriations limit of \$0 (zero). The permanent appropriations limit will be established by the District Board of Directors and presented to the voters at the first district election held following the first full fiscal year of operation. Once a permanent limit is established, the district will adjust it annually based on a formula involving population growth and the Consumer Price Index.

Environmental Analysis:

On July 16, 2007, the Board of Supervisors certified the Final EIR for the Placer Vineyards Specific Plan and took action to approve the Placer Vineyards Specific Plan and related entitlement approvals. As part of the Final EIR certification, the Board approved Findings of Fact and adopted a Mitigation Monitoring and Reporting Program and a Statement of

Overriding Considerations (Resolution 2007-229, portion attached as part of Exhibit 5). On January 6, 2015, the Board of Supervisors adopted a resolution approving an Addendum to the Placer Vineyards Specific Plan certified Final EIR. The Addendum analyzed the effects of modifications to the Placer Vineyards Specific Plan to reduce park acreage consistent with the Placer County General Plan minimum park acreage requirements; to reduce the acreage of linear and passive open space consistent with the Placer County General Plan open space acreage requirements; and to revise land use designations on adjacent parcels to residential and commercial land use with no change to the number of dwelling units or commercial square foot allocations. Additionally, the Addendum evaluated the effects of changes to the size and mix of capital facilities and modifications to the financing plan that would change the financing mechanisms for capital facilities, parks and open space. On October 8, 2016, the Board adopted a resolution approving an Addendum to the Placer Vineyards Specific Plan certified Final EIR. The Addendum analyzed the effects of a modification to the specific plan to remove Mitigation Measure 4.1-6, which required implementation of minimum setbacks from overhead high voltage utility corridors and easements (100 feet for 115kV lines and 150 feet for 230 kV lines).

Under the California Environmental Quality Act (CEQA), the lead agency (Placer County) is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. A responsible agency (Placer LAFCO in this instance) is a public agency that has responsibility for carrying out or approving some aspect of the project. The lead agency must consult with responsible agencies and consider their comments in preparing the environmental document. A disc with copies of the Placer Vineyards Specific Plan, the Final EIR for the Placer Vineyard Specific Plan, Supplement to the Final EIR and Addendum the Placer Vineyards Specific Plan EIR have been sent to all of the Commissioners previously.

Staff has concluded that the foregoing environmental documents as approved by the County are legally adequate for use by the Commission as a responsible agency for the formation of the District.

Attachments:

- | | |
|-----------|--|
| Exhibit 1 | Draft Resolution 2020-1 (CEQA) |
| Exhibit 2 | Draft Resolution 2020-2 (Approving recommended terms and conditions) |
| Exhibit 3 | Map Showing Specific Plan area |

EXHIBIT 1

PLACER LOCAL AGENCY FORMATION COMMISSION

Resolution No. 2020-01

**Approving Findings as a Responsible Agency:
Final Environmental Impact Report, Supplement to the Final Environmental Impact
Report and Addendum to the Final Environmental Impact Report
For the Placer Vineyards Specific Plan Area, LAFCO 2020-01
(State Clearinghouse No. 1999062020)**

WHEREAS, a proposal for formation of Placer Vineyards Park and Recreation District was filed and accepted for filing by the Executive Officer of the Placer LAFCO on March 13, 2020. The proposal consists of a formation of district of approximately 5,230 acres in unincorporated area of western Placer County. This proposal has been designated as LAFCO proposal 2020-01 (Placer Vineyard Park and Recreation District)

WHEREAS, LAFCO set May 13, 2020 as the hearing date on this proposal and provided the required notice for the hearing, and

WHEREAS, the public hearing by this LAFCO was held upon the date and at the time and place specified in said notice of hearing and in any order or orders continuing such hearing, and

WHEREAS, the Executive Officer has reviewed this proposal and prepared a report, including recommendations on the adoption of a statement of overriding considerations regarding significant unavoidable impacts disclosed in the Final Environmental Impact Report for the proposal; and

WHEREAS, the County assumed the role of lead agency for the environmental review and analysis of the project pursuant to the requirements of the California Environmental Quality Act (CEQA), and

WHEREAS, Placer LAFCO had limited approval and implementing authority over the project and thus served as a responsible agency for the project pursuant to the requirements of CEQA, and

WHEREAS, the County, acting as lead agency, and the Local Agency Formation Commission, acting as responsible agency, determined the Final Environmental Impact Report has been completed in compliance with CEQA, and

WHEREAS, The Board of Supervisors has adopted an Environmental Impact Report, which consists of the following reports, hereto referred to in whole as the "Placer Vineyard EIR";:

- Revised Draft EIR for the Placer Vineyards Specific Plan, Volumes 1 -111 and appendices, March 2006;
- Partially Recirculated Revised Draft EIR for the Placer Vineyards Specific Plan, July 2006

2. Findings for Less Than Significant Environmental Impacts. Various significant and potentially significant environmental impacts have been mitigated to less than significant levels, as set forth in the CEQA Findings of Fact and Statement of Overriding Considerations. With respect to those significant impacts that require mitigation to be reduced to a less than significant level, LAFCO hereby finds that the measures at issue are within the responsibility and jurisdiction of another public agency and not LAFCO. Such changes either have been adopted by the County or can and should be adopted by other agencies. (Pub. Resources Code, § 21081, subd. (a)(2).)

3. Findings for Significant and Unavoidable Impacts. Certain significant and potentially significant environmental impacts are unavoidable as set forth in the attached CEQA Findings of Fact and Statement of Overriding Considerations. The impacts discussed were determined to be significant and unavoidable by the County.

Upon review of the impacts identified by the County as being significant and unavoidable, Placer LAFCO has determined these impacts will remain significant and unavoidable after formation of the district and that there are no feasible mitigation measures that can be legally imposed by LAFCO. Placer LAFCO specifically acknowledges these impacts and Placer LAFCO adopts, to the extent applicable, the discussion of the significant and unavoidable impacts as set forth in the CEQA Findings of Fact and Statement of Overriding Considerations attached hereto as Exhibit A and incorporated herein by reference. With respect to those significant impacts that were subject to mitigation but could still not be reduced to less than significant levels, LAFCO hereby finds that the measures at issue are within the responsibility and jurisdiction of another public agency and not LAFCO. Such changes either have been adopted by the County or can and should be adopted by other agencies. (Pub. Resources Code, § 21081, subd. (a)(2).)

4. Findings for Project Alternatives. Project alternatives are discussed at length within the EIR. The alternatives set forth in the EIR were directed at the County, in that the different options presented different permutations of a Specific Plan. Since the County Board of Supervisors has already rejected these alternatives as infeasible in detailed findings, LAFCO, given its lack of direct authority over land use under Cortese-Knox, is not in a position to impose a different version of the Specific Plan on the County. LAFCO's role is to determine whether the Project submitted to LAFCO complies with LAFCO's policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code, § 56000 et seq.) ("Cortese-Knox"). Although LAFCO has reviewed the County findings for the project alternatives, LAFCO declines to make separate findings regarding alternatives rejected by the County or to otherwise entertain alternatives over which it has no jurisdiction. For reasons set forth in the CEQA Findings of Fact and Statement of Overriding Considerations, the County Board of Supervisors rejected the alternatives set forth in the EIR as being infeasible or unacceptable for various reasons. The Commission finds these reasons acceptable, and adopts them as its own to the extent that its statutory authority allows it to consider concerns such as those weighed by the County Board of Supervisors in approving the Project and rejecting alternatives. With respect to the alternatives rejected as infeasible by the County, LAFCO hereby finds that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the EIR. (Pub. Resources Code, § 21081, subd. (a)(3).)

5. Statement of Overriding Considerations. As set forth in the preceding

sections, Placer LAFCO's approval of the district formation will result in impacts that remain significant and unavoidable. The County balanced the benefits of the proposal against its significant and unavoidable environmental impacts and determined that the benefits of the Project outweigh its unavoidable adverse environmental impacts. Despite its impacts, Placer LAFCO also approves the Formation of the District because the substantial economic, social, legal, technological, and other benefits that the Project will produce render the significant effects acceptable. This determination is based on the EIR and other information in the record.

In light of the foregoing economic, social, recreational and planning benefits provided by the Project, pursuant to CEQA Guidelines section 15093, the Commission finds and determines that these considerable benefits of the Project outweigh the unavoidable adverse effects and the adverse environmental effects that cannot be mitigated to a level of environmental insignificance, are deemed acceptable.

6. **Mitigation Monitoring Plan.** The Commission is aware of the Mitigation Monitoring Plan adopted by the County to ensure implementation of the above-mentioned mitigation measures, as well as all others within the County's control. The Mitigation Monitoring Plan is incorporated by reference herein. Since the EIR did not recommend or identify any mitigation measures that should be implemented by Placer LAFCO, the Commission has no need to formally adopt any of its own mitigation measures or any separate mitigation monitoring plan or program.

The Executive Officer is directed to file a Notice of Determination with the County Clerk for Placer County within five (5) days of the adoption of this resolution.

On a motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted by the Placer Local Agency Formation Commission at a meeting thereof this 13th day May, 2020, by the following vote:

Ayes:

Noes:

Abstain: Gore, Weygandt

Absent:

Signed after adoption:

By: _____
Susan Rohan, Chair

Attest:

Kris Berry
Executive Officer

JURISDICTIONAL BOUNDARY ADJUSTMENT

Geographic Description

LEGAL DESCRIPTION

EXHIBIT "A"

LAFCO ANNEXATION No. 2020-01 PROPERTY DESCRIPTION

Placer Vineyards Specific Plan Recreation and Park District Formation

All that real property situated in the County of Placer, State of California, being a portion of Fractional Sections 1 through 5, respectively and Sections 7 through 12, respectively, Township 10 North, Range 5 East, Mount Diablo Meridian and a portion of Fractional Section 6 and Section 7, Township 10 North, Range 6 East, Mount Diablo Meridian and being further described as follows:

Commencing at the southeast corner of the Sierra Vista Annexation to the City of Roseville, recorded on January 12, 2012 in Document No. 2012-0002832, Official Records of Placer County, hereinafter described as O.R.P.C., thence coincident with the south line of said Sierra Vista Annexation, Westerly a distance of 1828.62 feet to the east line of Parcel 1 of that certain property recorded in Document No. 2019-0050154 O.R.P.C., also being the True Point of Beginning; thence from said **TRUE POINT OF BEGINNING**;

1. leaving said south line of Sierra Vista Annexation, coincident with the east line of Parcel 1 and Parcel 2 of that certain property recorded in Document No. 2019-0050154 O.R.P.C. for the following three (3) courses and distances: South $01^{\circ}08'00''$ East a distance of 2948.59 feet; thence
2. South $28^{\circ}21'30''$ East a distance of 69.20 feet; thence
3. South $01^{\circ}01'54''$ East a distance of 49.02 feet to the southeast corner of said Parcel 2 of that certain property recorded in Document No. 2019-0050154, O.R.P.C., also being the south line of Fractional Section 6, Township 10 North, Range 6 East, Mount Diablo Meridian; thence
4. coincident with the southerly line of said Parcel 2 for the following sixteen (16) courses and distances; South $89^{\circ}25'57''$ West along the south line of said Fractional Section 6, a distance of 367.28 feet; thence
5. leaving said south line of Fractional Section 6, continuing coincident with said southerly line of Parcel 2, South $29^{\circ}20'12''$ West a distance of 400.87 feet; thence
6. South $13^{\circ}39'37''$ West a distance of 118.81 feet; thence
7. North $78^{\circ}54'51''$ West a distance of 170.35 feet; thence
8. South $57^{\circ}17'24''$ West a distance of 233.54 feet; thence
9. South $83^{\circ}32'54''$ West a distance of 260.36 feet; thence
10. North $32^{\circ}48'43''$ West a distance of 170.52 feet; thence
11. South $84^{\circ}33'39''$ West a distance of 76.95 feet; thence
12. South $51^{\circ}09'56''$ West a distance of 160.84 feet; thence
13. South $16^{\circ}53'36''$ East a distance of 72.75 feet; thence

14. South 52°09'57" West a distance of 115.15 feet; thence
15. North 82°55'28" West a distance of 179.79 feet; thence
16. South 49°14'03" West a distance of 261.14 feet; thence
17. South 05°37'47" East a distance of 92.50 feet; thence
18. South 35°16'22" West a distance of 145.48 feet; thence
19. South 49°55'39" West a distance of 677.60 feet to the southwest corner of said Parcel 2, also being the west line of Section 7, Township 10 North, Range 6 East, Mount Diablo Meridian; thence
20. coincident with said west line of Section 7, South 01°00'09" East a distance of 133.68 feet to the southeast corner of that certain property recorded in Book 3863, at Page 491, O.R.P.C.; thence
21. leaving said west line of Section 7, coincident with the southerly line of that certain property recorded in Book 3863, at Page 491, O.R.P.C. for the following nine (9) courses and distances; South 84°38'21" West a distance of 218.96 feet;
22. South 79°10'54" West a distance of 171.71 feet; thence
23. South 53°51'54" West a distance of 267.00 feet; thence
24. South 53°50'54" West a distance of 528.51 feet; thence
25. South 75°13'24" West a distance of 320.00 feet; thence
26. South 03°51'24" West a distance of 299.75 feet; thence
27. North 73°58'24" East a distance of 30.00 feet; thence
28. South 00°01'06" East a distance of 153.07 feet to the south line of the northeast one-quarter of said Section 12, Township 10 North, Range 5 East, Mount Diablo Meridian; thence
29. coincident with said south line of the northeast one-quarter of said Section 12, South 89°53'34" West a distance of 1311.77 feet to the center one-quarter corner of said Section 12; thence
30. coincident with the west line of the northeast one quarter of said Section 12, North 00°56'48" West a distance of 111.14 feet to the southeast corner of that certain property recorded in Document No. 2013-0046217 O.R.P.C.; thence
31. leaving said west line of the northeast one-quarter of said Section 12, coincident with the southerly line of that certain property recorded in Document No. 2013-0046217, O.R.P.C. for the following eleven (11) courses and distances; South 82°49'56" West a distance of 396.39 feet; thence
32. North 73°06'04" West a distance of 261.20 feet; thence
33. South 81°29'56" West a distance of 117.90 feet; thence
34. North 89°40'04" West a distance of 210.70 feet; thence
35. South 78°04'56" West a distance of 279.70 feet; thence
36. South 58°03'56" West a distance of 441.60 feet; thence
37. South 49°30'56" West a distance of 259.90 feet; thence
38. South 68°40'56" West a distance of 242.40 feet; thence
39. South 51°05'56" West a distance of 202.70 feet; thence
40. South 54°01'56" West a distance of 206.60 feet; thence
41. South 83°29'56" West a distance of 279.30 feet to the southwest corner of that certain property recorded in Document No. 2013-0046217, O.R.P.C., also being the west line of said Section 12; thence
42. coincident with said west line of Section 12, South 00°49'04" East a distance of 677.55 feet to the east most southeast corner of that certain property recorded in Document No. 2004-0171360, O.R.P.C.; thence

43. leaving said west line of Section 12, coincident with the southerly line of that certain property recorded in Document No. 2004-0171360, O.R.P.C. for the following nine (9) courses and distances: South 89°57'11" West a distance of 170.00 feet; thence
44. North 00°49'04" West a distance of 507.45 feet; thence
45. South 79°05'11" West a distance of 184.01 feet; thence
46. South 30°26'52" West a distance of 1423.81 feet; thence
47. South 18°22'58" West a distance of 297.43 feet; thence
48. South 14°28'17" West a distance of 23.93 feet; thence
49. South 89°56'23" West a distance of 881.50 feet; thence
50. South 00°06'43" East a distance of 166.61 feet to the common line between Placer County and Sacramento County; thence
51. coincident with said common line between Placer County and Sacramento County for the following four (4) courses and distances: North 85°46'15" West a distance of 571.21 feet;
52. North 85°32'54" West a distance of 2627.57 feet;
53. North 85°26'38" West a distance of 5905.42 feet; thence
54. North 85°36'33" West a distance of 2141.76 feet to the southwest corner of that certain property recorded in Document No. 2011-0098905, O.R.P.C. also being the west line of the southeast one-quarter of said Section 9; thence
55. leaving said common line between Placer County and Sacramento County, coincident with said west line of the southeast one-quarter of said Section 9, North 00°47'28" West a distance of 1696.27 feet to the center one-quarter corner of said Section 9; thence
56. coincident with the south line of the northwest one-quarter of said Section 9, North 89°58'10" West a distance of 2642.97 feet to the one-quarter corner common to said Sections 8 and 9; thence
57. coincident with the south line of the northeast quarter of said Section 8, South 89°32'48" West a distance of 858.80 feet; thence
58. South 89°32'48" West a distance of 25.00 feet to the northeast corner of Lot 25 of that certain property recorded in Book C of Maps, at Page 9, Placer County Records; thence
59. coincident with the east line of said Lot 25, South 00°56'16" East a distance of 527.04 feet to the southeast corner of said Lot 25; thence
60. coincident with the south line of said Lot 25, South 89°46'26" West a distance of 883.94 feet to the southwest corner of said Lot 25; thence
61. coincident with the west line of said Lot 25, North 00°53'57" West a distance of 523.53 feet to the northwest corner of said Lot 25; thence
62. North 00°27'12" West a distance of 25.00 feet to the south line of that certain property recorded in Book 13 of Parcel Maps, at Page 104, Placer County Records also being the north Right-of-Way line of Colburn Street; thence
63. coincident with said north Right-of-Way line of Colburn Street, South 89°32'48" West a distance of 3365.96 feet to the east Right-of-Way line of Locust Road, as described in that certain Deed recorded on May 5, 1886 in Book SS of Deeds, at Page 594, Placer County Records; thence
64. South 89°47'48" West a distance of 20.00 feet to the centerline of Locust Road, also being the west line of said Section 8; thence
65. coincident with said west line of Section 8, South 00°12'12" East a distance of 25.00 feet to the one-quarter corner common to said Sections 7 and 8, also being the centerline intersection with Colburn Street; thence

66. coincident with the south and west lines of that certain Trust Transfer Deed, recorded in Document No. 2007-0067981, O.R.P.C. for the following three (3) courses and distances: South 89°37'50" West a distance of 20.00 feet to the west Right-of-Way line of Locust Road; thence
67. South 89°37'50" West a distance of 2475.33 feet to the southwest corner thereof; thence
68. North 24°32'58" West a distance of 1589.07 feet to the northwest corner of said property recorded in Document No. 2007-0067981, O.R.P.C.; thence
69. continuing North 24°32'58" West a distance of 1307.98 feet to the northwest corner of that certain property recorded in Document No. 2018-0048557, O.R.P.C. also being the north line of said Section 7, Township 10 North, Range 5 East; thence
70. coincident with the north line of that certain property recorded in Document No. 2018-0048557, O.R.P.C. for the following five (5) courses and distances; North 89°39'16" East along the north line of said Section 7, a distance of 3020.72 feet; thence
71. leaving said north line of Section 7, South 00°20'44" East a distance of 175.00 feet; thence
72. North 89°39'16" East a distance of 248.91 feet; thence
73. North 00°20'44" West a distance of 175.00 feet to said north line of Section 7; thence
74. coincident with said north line of Section 7, North 89°39'16" East a distance of 400.00 feet to the west Right-of-Way line of Locust Road; thence
75. coincident with said north line of Section 7, North 89°39'16" East a distance of 20.00 feet the northeast corner of said Section 7, also being the centerline of Locust Road; thence
76. coincident with the north line of said Section 8, North 89°25'05" East a distance of 20.00 feet to the east Right-of-Way line of Locust Road; thence
77. continuing coincident with said north line of Section 8, North 89°25'05" East a distance of 2613.31 feet to the one-quarter corner common to said Fractional Section 5 and Section 8; thence
78. coincident with the west line of the southeast one-quarter of said Fractional Section 5, North 00°27'03" West a distance of 2919.55 feet to the north line of Fractional Section 5; thence
79. coincident with said north line of Fractional Section 5, North 89°32'49" East a distance of 1708.61 feet to the southeast corner of Section 31, Township 11 North, Range 5 East Mount Diablo Meridian; thence
80. continuing coincident with said north line of Fractional Section 5, North 89°32'17" East a distance of 773.47 feet to the northeast corner of said Fractional Section 5; thence
81. coincident with the north line of Fractional Section 4, North 89°32'09" East a distance of 1286.21 feet; thence
82. North 89°31'59" East a distance of 1288.10 feet to the north one-quarter corner of said Fractional Section 4; thence
83. leaving said north line of Fractional Section 4, coincident with the east line of the northwest one-quarter of said Fractional Section 4, South 00°30'02" East a distance of 42.00 feet to the north line of that certain property recorded in Book 3256, at Page 085, O.R.P.C.; thence
84. coincident with said north line of that certain property recorded in Book 3256, at Page 085, O.R.P.C., North 89°31'48" East a distance of 1502.89 feet to the northeast corner; thence
85. coincident with north line of that certain property, recorded in Document No. 2000-0026941, O.R.P.C., North 89°31'37" East a distance of 1502.83 feet to the northeast corner of that certain property recorded in Document No. 2000-0026941, O.R.P.C.; thence
86. leaving said north line, North 00°38'47" West a distance of 42.00 feet to the north line of Fractional Section 3; thence

87. coincident with the north line of said Fractional Section 3, North 89°31'26" East a distance of 1482.51 feet to the south one-quarter corner of Section 33, Township 11 North, Range 5 East, Mount Diablo Meridian; thence
88. continuing coincident with said north line of Fractional Section 3, North 89°31'16" East a distance of 829.74 feet to the north one-quarter corner of said Fractional Section 3; thence
89. South 00°41'20" East a distance of 42.00 feet to the north line of that certain property recorded in Document No. 2010-0109155, O.R.P.C.; thence
90. coincident with said north line, North 89°31'05" East a distance of 1812.21 feet; thence
91. continuing coincident, North 89°30'55" East a distance of 840.74 feet to the east line of said Fractional Section 3; thence
92. coincident with the north line of that certain property recorded in Document No. 2013-0048110, O.R.P.C., North 89°30'41" East a distance of 2282.58 feet to the southwest corner of the Sierra Vista Annexation to the City of Roseville, recorded in Document No. 2012-0002832, O.R.P.C.; thence
93. coincident with the south line of said Sierra Vista Annexation, Easterly a distance of 10824.01 feet to the True Point of Beginning.

Containing 4249.35 acres of land, more or less.

See Exhibit "B", to accompany description, attached hereto and made a part hereof.

This description was compiled from that certain Record of Survey entitled "Record of Survey No. 2843" filed for record on October 3, 2006 in Book 19 of Surveys, at Page 47, Placer County Records.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Paul Ferguson, Jr., PLS 9265

License Expiration Date: 03/31/2020

Date: 3/4/2020

Description prepared by:

MACKAY & SOMPS CIVIL ENGINEERS, INC.

1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678

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EXHIBIT 2

PLACER LOCAL AGENCY FORMATION COMMISSION Resolution No. 2020 – 02

Making Determinations and Approving the Proposed Formation of the Placer Vineyards Park and Recreation District (LAFCO No. 2020-01, Placer Vineyards)

Whereas, a Resolution of Application (Resolution 2020-043) for the formation of the Placer Vineyards Park and Recreation District (the "District"), a Recreation and Park District as defined in the California Public Resources Code, section 5780 *et seq.*, has been filed with the Executive Officer of the Placer Local Agency Formation Commission, by the Placer County Board of Supervisors ("Board of Supervisors"), and said application complied with all the requirements of law and the policies of the Commission; and

Whereas, as stated in Resolution 2020-043 of the Placer County Board of Supervisors, formation of the District will facilitate the provision of recreational services and opportunities for the citizens of the area, and further, will provide the citizens the opportunity to determine and prioritize the specific recreational services they would prefer; and

Whereas, the proceedings for this change of organization are governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the "Act"), Section 56000 *et seq.* of the Government Code; and

Whereas, the District would encompass approximately 4,251 acres of unincorporated territory, which area is shown and described in Exhibits 1 and 2, attached hereto and incorporated herein by reference (the "Territory"); and

Whereas, on June 16, 2007, Placer County, acting as lead agency under the California Environmental Quality Act ("CEQA," Public Resources Code section 21000 *et seq.*), adopted Resolution 2007-229 certifying an Environmental Impact Report and adopting a Statement of Overriding Considerations and a Mitigation Monitoring Plan, and completed subsequent environmental review in 2012, 2014, and 2015 through addenda, (hereinafter the "Final EIR"); and

Whereas, on March 24, 2020, the Placer County Board of Supervisors determined that District formation had already been analyzed in the foregoing prior environmental reviews and, in addition, that an application for District formation was not a project under CEQA Guidelines section 15378 and that it was exempt pursuant to CEQA Guidelines section 15320; and

Whereas, on February 26, 2019, the Placer County Board of Supervisors formed County of Placer Community Facilities District No. 2018-3 (Placer Vineyards – Parks, Open Space and Landscaping) (the "CFD") and identified a future annexation area for the CFD pursuant to the Mello-Roos Community Facilities Act of 1982, as amended for the purpose of financing certain public services that would support the functions and operations of the District; and

Whereas, the Executive Officer of Placer LAFCO reviewed the formation of the District, duly noticed a public hearing, and prepared and submitted a report to the Commission regarding the formation of the District; and

Whereas, this Commission held a public hearing, received oral and written comments and evidence with respect to the formation of the District and has duly considered the report of the Executive

Officer and all other relevant evidence and information in full accordance with the requirements of the Act.

Now, therefore, the Placer Local Agency Formation Commission does hereby adopt and incorporate herein as true and accurate the statements and findings of fact contained herein and does hereby determine, resolve and order, pursuant to its powers as provided in the Act, as follows:

1. The Territory consists of approximately 4,251 acres and is inhabited as defined under Section 56046 of the Act.
2. The Commission is the Agency authorized to act upon the formation of the District.
3. The Territory does not conflict with the spheres of influence of any affected agencies.
4. Based on the evidence, analysis, and conclusions set forth in this resolution and the Executive Officer's report, the Commission finds that the formation serves to further the purposes of the Act, including, but not limited to, the following: efficiently providing government services and facilitating the orderly formation and development of local agencies based upon local conditions and circumstances. The proposal will not encourage urban sprawl and does not affect open-space and prime agricultural lands.
5. The Commission determines, based upon the services currently provided to the affected Territory, that there are no existing agencies that can feasibly provide the needed services in a more efficient and accountable manner than by formation of the District.
6. The Commission adopts the determinations regarding consistency with the Act and Commission Policies contained in the Executive Officer's report for this proposal and incorporates them by reference herein.
7. The Commission finds that the District will have sufficient revenues to carry out its purposes as provided in California Public Resources Code section 5782.7.
8. The proposal is approved subject to the terms and conditions stated herein and in Resolution 2020-043 of the Board of Supervisors, including:
 - a. The District's facility development will be financed through the future Placer Vineyards Neighborhood Park and Community Park Fee Programs and the District's services will be funded through the CFD and user fees. The Neighborhood Park and Community Park Fee Programs must be formed prior to recordation of the first small lot subdivision map within the Territory.
 - b. The name of the District shall be the Placer Vineyards Park and Recreation District.
 - c. The District shall be governed by a five-member board of directors ("Board of Directors.") Pursuant to Public Resources Code section 5783.1, the Placer County Board of Supervisors will appoint itself as the initial Board of Directors as set forth in Resolution No. 2020-043 of the Placer County Board of Supervisors.
 - d. Placer County shall provide the Executive Officer evidence of sufficient revenues for the operation of the first year of the District prior to recordation of the Certificate of Completion.

- e. Pursuant to California Public Resources Code section 5782.1, the District shall not have the power of eminent domain.
9. The boundaries of the District are hereby approved as described in Exhibit 1 and 2 attached hereto and incorporated herein by reference.
10. The District is authorized to provide the range of services funded by the CFD and specified in the Recreation and Park District law, commencing at California Public Resources Code section 5780, as stated in the Plan for Services attached as Exhibit 2 of Resolution 2020-043 of the Placer County Board of Supervisors. The authorized services include, but are not limited to, the ability to:
 - a. Organize, promote, conduct, and advertise programs of community recreation, including but not limited to, parks and open space, and other related services that improve the community's quality of life.
 - b. Establish systems of recreation and recreational facilities, including, but not limited to, parks and open space.
 - c. Acquire, construct, improve, maintain, and operate recreation facilities, including, but not limited to, parks and open space, both inside and beyond the District's boundaries.
 - d. Enter into joint use agreements with other agencies for the purposes of further implementing this section.
11. Prior to filing the certificate of completion, the Executive Officer shall require written evidence from Placer County of sufficient revenues for the operation of the first year of the District and the approval of the Placer Vineyards Neighborhood Park and Community Park Fee Programs as provided above.
12. As stated in the LAFCO Staff report, no base property tax will be transferred to the District from the County General Fund.
13. As stated in the Executive Officer report, and in accordance with Government Code section 56811, the provisional appropriations limit for the District required by Article XIII B of the California Constitution will be \$0 (zero) because the only services funded by tax proceeds remain the financial responsibility of Community Facilities District No. 2018-3 and are included in that entity's appropriation limit. The Board of Directors shall determine the proposed permanent appropriation limit to be submitted to the voters and shall submit the proposed appropriation limit to the voters in accordance with the requirements of California Government Code section 56811 and Article XIII B of the California Constitution.
14. The regular County assessment roll will be utilized.
15. No existing bond indebtedness shall be affected by this change of organization.
16. Placer Local Agency Formation Commission shall adopt a sphere of influence for the District within a year of the District's formation. Until such time as the sphere is adopted, the sphere shall be concurrent with the Territory.

17. This approval is subject to payment of all necessary fees and charges of the Placer Local Agency Formation Commission and of other agencies, including but not limited to the Board of Equalization.
18. The Commission delegates to the Executive Officer the authority to conduct the protest hearing pursuant to California Government Code section 57000 et seq. and to determine if there are sufficient protests to terminate proceedings or to hold an election.
19. Upon satisfaction of all conditions of this approval, the Executive Officer is authorized to prepare and execute a Certificate of Completion in accordance with California Government Code section 57200. The date of issuance of the Certificate of Completion shall constitute the Effective Date of this change of organization. Pursuant to Government Code section 57001, the Commission finds and determines that an extension of time to complete the prerequisite actions provided above is reasonable and necessary and hereby approves an extension of three additional years to file the certificate of completion.

On a motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted by the Placer Local Agency Formation Commission at a duly noticed meeting thereof this 13th day of May, 2020, by the following vote:

Ayes:

Noes: 0

Abstain: Gore, Weygandt

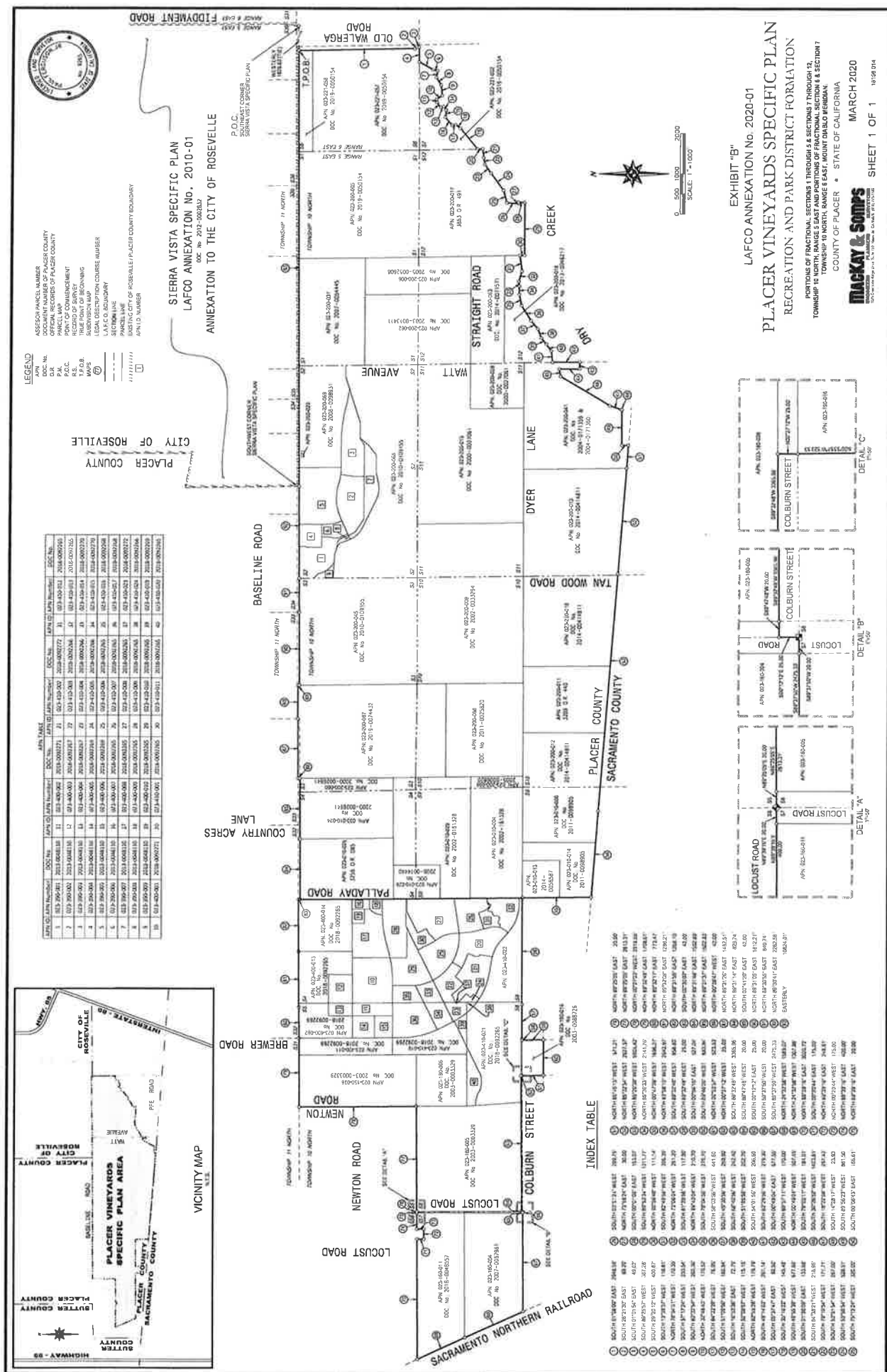
Absent: 0

Signed after adoption:

Susan Rohan, Chair

Attest:

Kristina Berry, AICP, Executive Officer



JURISDICTIONAL BOUNDARY ADJUSTMENT

Geographic Description

LEGAL DESCRIPTION

EXHIBIT "A"

LAFCO ANNEXATION No. 2020-01 PROPERTY DESCRIPTION

Placer Vineyards Specific Plan Recreation and Park District Formation

All that real property situated in the County of Placer, State of California, being a portion of Fractional Sections 1 through 5, respectively and Sections 7 through 12, respectively, Township 10 North, Range 5 East, Mount Diablo Meridian and a portion of Fractional Section 6 and Section 7, Township 10 North, Range 6 East, Mount Diablo Meridian and being further described as follows:

Commencing at the southeast corner of the Sierra Vista Annexation to the City of Roseville, recorded on January 12, 2012 in Document No. 2012-0002832, Official Records of Placer County, hereinafter described as O.R.P.C., thence coincident with the south line of said Sierra Vista Annexation, Westerly a distance of 1828.62 feet to the east line of Parcel 1 of that certain property recorded in Document No. 2019-0050154 O.R.P.C., also being the True Point of Beginning; thence from said **TRUE POINT OF BEGINNING**;

1. leaving said south line of Sierra Vista Annexation, coincident with the east line of Parcel 1 and Parcel 2 of that certain property recorded in Document No. 2019-0050154 O.R.P.C. for the following three (3) courses and distances: South 01°08'00" East a distance of 2948.59 feet; thence
2. South 28°21'30" East a distance of 69.20 feet; thence
3. South 01°01'54" East a distance of 49.02 feet to the southeast corner of said Parcel 2 of that certain property recorded in Document No. 2019-0050154, O.R.P.C., also being the south line of Fractional Section 6, Township 10 North, Range 6 East, Mount Diablo Meridian; thence
4. coincident with the southerly line of said Parcel 2 for the following sixteen (16) courses and distances; South 89°25'57" West along the south line of said Fractional Section 6, a distance of 367.28 feet; thence
5. leaving said south line of Fractional Section 6, continuing coincident with said southerly line of Parcel 2, South 29°20'12" West a distance of 400.87 feet; thence
6. South 13°39'37" West a distance of 118.81 feet; thence
7. North 78°54'51" West a distance of 170.35 feet; thence
8. South 57°17'24" West a distance of 233.54 feet; thence
9. South 83°32'54" West a distance of 260.36 feet; thence
10. North 32°48'43" West a distance of 170.52 feet; thence
11. South 84°33'39" West a distance of 76.95 feet; thence
12. South 51°09'56" West a distance of 160.84 feet; thence
13. South 16°53'36" East a distance of 72.75 feet; thence

14. South 52°09'57" West a distance of 115.15 feet; thence
15. North 82°55'28" West a distance of 179.79 feet; thence
16. South 49°14'03" West a distance of 261.14 feet; thence
17. South 05°37'47" East a distance of 92.50 feet; thence
18. South 35°16'22" West a distance of 145.48 feet; thence
19. South 49°55'39" West a distance of 677.60 feet to the southwest corner of said Parcel 2, also being the west line of Section 7, Township 10 North, Range 6 East, Mount Diablo Meridian; thence
20. coincident with said west line of Section 7, South 01°00'09" East a distance of 133.68 feet to the southeast corner of that certain property recorded in Book 3863, at Page 491, O.R.P.C.; thence
21. leaving said west line of Section 7, coincident with the southerly line of that certain property recorded in Book 3863, at Page 491, O.R.P.C. for the following nine (9) courses and distances; South 84°38'21" West a distance of 218.96 feet;
22. South 79°10'54" West a distance of 171.71 feet; thence
23. South 53°51'54" West a distance of 267.00 feet; thence
24. South 53°50'54" West a distance of 528.51 feet; thence
25. South 75°13'24" West a distance of 320.00 feet; thence
26. South 03°51'24" West a distance of 299.75 feet; thence
27. North 73°58'24" East a distance of 30.00 feet; thence
28. South 00°01'06" East a distance of 153.07 feet to the south line of the northeast one-quarter of said Section 12, Township 10 North, Range 5 East, Mount Diablo Meridian; thence
29. coincident with said south line of the northeast one-quarter of said Section 12, South 89°53'34" West a distance of 1311.77 feet to the center one-quarter corner of said Section 12; thence
30. coincident with the west line of the northeast one quarter of said Section 12, North 00°56'48" West a distance of 111.14 feet to the southeast corner of that certain property recorded in Document No. 2013-0046217 O.R.P.C.; thence
31. leaving said west line of the northeast one-quarter of said Section 12, coincident with the southerly line of that certain property recorded in Document No. 2013-0046217, O.R.P.C. for the following eleven (11) courses and distances; South 82°49'56" West a distance of 396.39 feet; thence
32. North 73°06'04" West a distance of 261.20 feet; thence
33. South 81°29'56" West a distance of 117.90 feet; thence
34. North 89°40'04" West a distance of 210.70 feet; thence
35. South 78°04'56" West a distance of 279.70 feet; thence
36. South 58°03'56" West a distance of 441.60 feet; thence
37. South 49°30'56" West a distance of 259.90 feet; thence
38. South 68°40'56" West a distance of 242.40 feet; thence
39. South 51°05'56" West a distance of 202.70 feet; thence
40. South 54°01'56" West a distance of 206.60 feet; thence
41. South 83°29'56" West a distance of 279.30 feet to the southwest corner of that certain property recorded in Document No. 2013-0046217, O.R.P.C., also being the west line of said Section 12; thence
42. coincident with said west line of Section 12, South 00°49'04" East a distance of 677.55 feet to the east most southeast corner of that certain property recorded in Document No. 2004-0171360, O.R.P.C.; thence

43. leaving said west line of Section 12, coincident with the southerly line of that certain property recorded in Document No. 2004-0171360, O.R.P.C. for the following nine (9) courses and distances: South 89°57'11" West a distance of 170.00 feet; thence
44. North 00°49'04" West a distance of 507.45 feet; thence
45. South 79°05'11" West a distance of 184.01 feet; thence
46. South 30°26'52" West a distance of 1423.81 feet; thence
47. South 18°22'58" West a distance of 297.43 feet; thence
48. South 14°28'17" West a distance of 23.93 feet; thence
49. South 89°56'23" West a distance of 881.50 feet; thence
50. South 00°06'43" East a distance of 166.61 feet to the common line between Placer County and Sacramento County; thence
51. coincident with said common line between Placer County and Sacramento County for the following four (4) courses and distances: North 85°46'15" West a distance of 571.21 feet;
52. North 85°32'54" West a distance of 2627.57 feet;
53. North 85°26'38" West a distance of 5905.42 feet; thence
54. North 85°36'33" West a distance of 2141.76 feet to the southwest corner of that certain property recorded in Document No. 2011-0098905, O.R.P.C. also being the west line of the southeast one-quarter of said Section 9; thence
55. leaving said common line between Placer County and Sacramento County, coincident with said west line of the southeast one-quarter of said Section 9, North 00°47'28" West a distance of 1696.27 feet to the center one-quarter corner of said Section 9; thence
56. coincident with the south line of the northwest one-quarter of said Section 9, North 89°58'10" West a distance of 2642.97 feet to the one-quarter corner common to said Sections 8 and 9; thence
57. coincident with the south line of the northeast quarter of said Section 8, South 89°32'48" West a distance of 858.80 feet; thence
58. South 89°32'48" West a distance of 25.00 feet to the northeast corner of Lot 25 of that certain property recorded in Book C of Maps, at Page 9, Placer County Records; thence
59. coincident with the east line of said Lot 25, South 00°56'16" East a distance of 527.04 feet to the southeast corner of said Lot 25; thence
60. coincident with the south line of said Lot 25, South 89°46'26" West a distance of 883.94 feet to the southwest corner of said Lot 25; thence
61. coincident with the west line of said Lot 25, North 00°53'57" West a distance of 523.53 feet to the northwest corner of said Lot 25; thence
62. North 00°27'12" West a distance of 25.00 feet to the south line of that certain property recorded in Book 13 of Parcel Maps, at Page 104, Placer County Records also being the north Right-of-Way line of Colburn Street; thence
63. coincident with said north Right-of-Way line of Colburn Street, South 89°32'48" West a distance of 3365.96 feet to the east Right-of-Way line of Locust Road, as described in that certain Deed recorded on May 5, 1886 in Book SS of Deeds, at Page 594, Placer County Records; thence
64. South 89°47'48" West a distance of 20.00 feet to the centerline of Locust Road, also being the west line of said Section 8; thence
65. coincident with said west line of Section 8, South 00°12'12" East a distance of 25.00 feet to the one-quarter corner common to said Sections 7 and 8, also being the centerline intersection with Colburn Street; thence

66. coincident with the south and west lines of that certain Trust Transfer Deed, recorded in Document No. 2007-0067981, O.R.P.C. for the following three (3) courses and distances: South 89°37'50" West a distance of 20.00 feet to the west Right-of-Way line of Locust Road; thence
67. South 89°37'50" West a distance of 2475.33 feet to the southwest corner thereof; thence
68. North 24°32'58" West a distance of 1589.07 feet to the northwest corner of said property recorded in Document No. 2007-0067981, O.R.P.C.; thence
69. continuing North 24°32'58" West a distance of 1307.98 feet to the northwest corner of that certain property recorded in Document No. 2018-0048557, O.R.P.C. also being the north line of said Section 7, Township 10 North, Range 5 East; thence
70. coincident with the north line of that certain property recorded in Document No. 2018-0048557, O.R.P.C. for the following five (5) courses and distances; North 89°39'16" East along the north line of said Section 7, a distance of 3020.72 feet; thence
71. leaving said north line of Section 7, South 00°20'44" East a distance of 175.00 feet; thence
72. North 89°39'16" East a distance of 248.91 feet; thence
73. North 00°20'44" West a distance of 175.00 feet to said north line of Section 7; thence
74. coincident with said north line of Section 7, North 89°39'16" East a distance of 400.00 feet to the west Right-of-Way line of Locust Road; thence
75. coincident with said north line of Section 7, North 89°39'16" East a distance of 20.00 feet the northeast corner of said Section 7, also being the centerline of Locust Road; thence
76. coincident with the north line of said Section 8, North 89°25'05" East a distance of 20.00 feet to the east Right-of-Way line of Locust Road; thence
77. continuing coincident with said north line of Section 8, North 89°25'05" East a distance of 2613.31 feet to the one-quarter corner common to said Fractional Section 5 and Section 8; thence
78. coincident with the west line of the southeast one-quarter of said Fractional Section 5, North 00°27'03" West a distance of 2919.55 feet to the north line of Fractional Section 5; thence
79. coincident with said north line of Fractional Section 5, North 89°32'49" East a distance of 1708.61 feet to the southeast corner of Section 31, Township 11 North, Range 5 East Mount Diablo Meridian; thence
80. continuing coincident with said north line of Fractional Section 5, North 89°32'17" East a distance of 773.47 feet to the northeast corner of said Fractional Section 5; thence
81. coincident with the north line of Fractional Section 4, North 89°32'09" East a distance of 1286.21 feet; thence
82. North 89°31'59" East a distance of 1288.10 feet to the north one-quarter corner of said Fractional Section 4; thence
83. leaving said north line of Fractional Section 4, coincident with the east line of the northwest one-quarter of said Fractional Section 4, South 00°30'02" East a distance of 42.00 feet to the north line of that certain property recorded in Book 3256, at Page 085, O.R.P.C.; thence
84. coincident with said north line of that certain property recorded in Book 3256, at Page 085, O.R.P.C., North 89°31'48" East a distance of 1502.89 feet to the northeast corner; thence
85. coincident with north line of that certain property, recorded in Document No. 2000-0026941, O.R.P.C., North 89°31'37" East a distance of 1502.83 feet to the northeast corner of that certain property recorded in Document No. 2000-0026941, O.R.P.C.; thence
86. leaving said north line, North 00°38'47" West a distance of 42.00 feet to the north line of Fractional Section 3; thence

87. coincident with the north line of said Fractional Section 3, North 89°31'26" East a distance of 1482.51 feet to the south one-quarter corner of Section 33, Township 11 North, Range 5 East, Mount Diablo Meridian; thence
88. continuing coincident with said north line of Fractional Section 3, North 89°31'16" East a distance of 829.74 feet to the north one-quarter corner of said Fractional Section 3; thence
89. South 00°41'20" East a distance of 42.00 feet to the north line of that certain property recorded in Document No. 2010-0109155, O.R.P.C.; thence
90. coincident with said north line, North 89°31'05" East a distance of 1812.21 feet; thence
91. continuing coincident, North 89°30'55" East a distance of 840.74 feet to the east line of said Fractional Section 3; thence
92. coincident with the north line of that certain property recorded in Document No. 2013-0048110, O.R.P.C., North 89°30'41" East a distance of 2282.58 feet to the southwest corner of the Sierra Vista Annexation to the City of Roseville, recorded in Document No. 2012-0002832, O.R.P.C.; thence
93. coincident with the south line of said Sierra Vista Annexation, Easterly a distance of 10824.01 feet to the True Point of Beginning.

Containing 4249.35 acres of land, more or less.

See Exhibit "B", to accompany description, attached hereto and made a part hereof.

This description was compiled from that certain Record of Survey entitled "Record of Survey No. 2843" filed for record on October 3, 2006 in Book 19 of Surveys, at Page 47, Placer County Records.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Paul Ferguson, Jr., PLS 9265
License Expiration Date: 03/31/2020

Date: 3/4/2020

Description prepared by:

MACKAY & SOMPS CIVIL ENGINEERS, INC.

1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678

P:\18156\Overall\SRV\Mapping\Desc\LAFCO\2020\PVSP-LAFCO-REC-PARK DISTRICT-2020.docx

SIERRA VISTA SPECIFIC PLAN
LAFCO ANNEXATION No. 2010-01
DCC No. 2012-000312
ANNEXATION TO THE CITY OF ROSEVILLE

ASSessor PARCEL NUMBER
DOCUMENT NUMBER OF PLACER COUNTY
OFFICIAL RECORDS OF PLACER COUNTY
PARCEL MAP
POINT OF COMMENCEMENT
RECORD OF SURVEY
TRUE POINT OF BEGINNING
SUBDIVISION MAP
LOCAL DESCRIPTION COURSE NUMBER
A.F. CO. BOUNDARY
SECTION LINE
PARCEL LINE
EXISTING CITY OF ROSEVILLE / PLACER CO.
APN D NUMBER

LEGEND

Case													
Case	Genotype	Phenotype	Case	Genotype	Phenotype	Case	Genotype	Phenotype	Case	Genotype	Phenotype	Case	Genotype
1	CC	CC	1	CC	CC	1	CC	CC	1	CC	CC	1	CC
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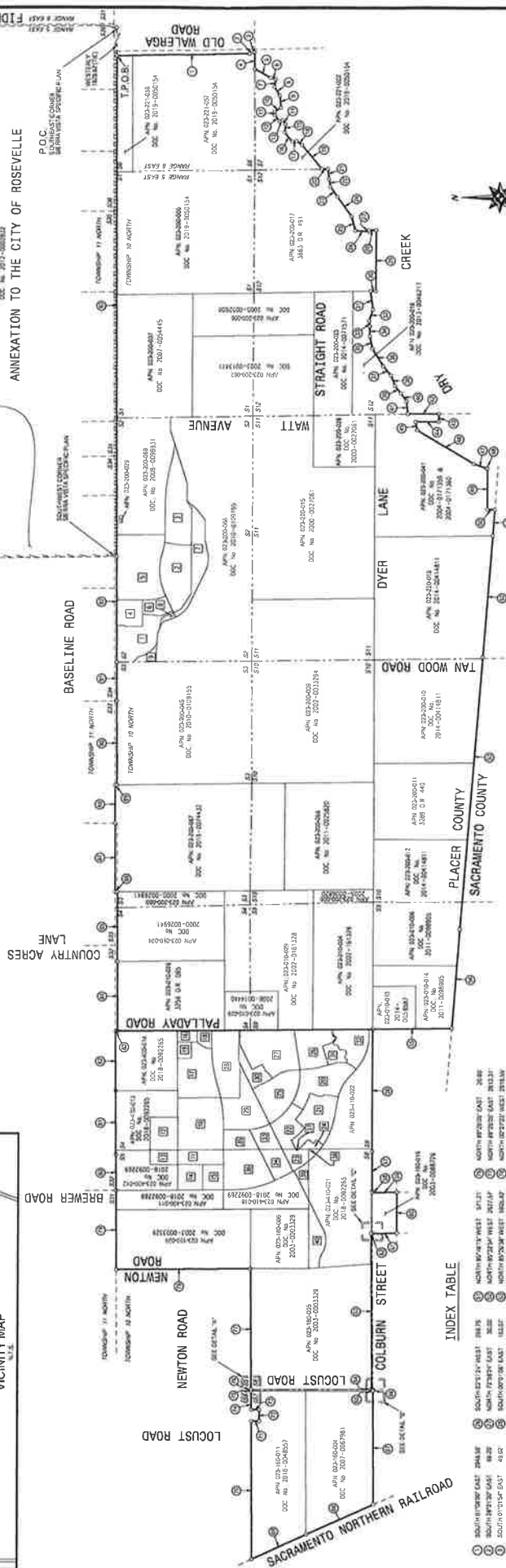
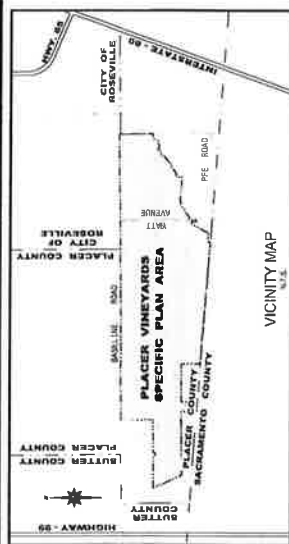
INDEX TABLE[illegible]

EXHIBIT "B"

LAFCO ANNEXATION No. 2020-01

PLACER VINEYARDS SPECIFIC PLAN

RECREATION AND PARK DISTRICT FORMATION

PORTIONS OF FRACTIONAL SECTIONS 1 THROUGH 3 & SECTIONS 7 THROUGH 12,
TOWNSHIP 10 NORTH, RANGE 5 EAST AND PORTIONS OF FRACTIONAL SECTION 1 & SECTION 7
TOWNSHIP 10 NORTH, RANGE 6 EAST, MOUNT DOUBLO MERIDIAN.
COUNTY OF PLACER • STATE OF CALIFORNIA

PACKAY & SONS

MARCH 2020
SHEET 1 OF 1

SHEET 1 OF 1

May 13, 2020
Item No. 7

PLACER COUNTY
LOCAL AGENCY FORMATION COMMISSION

110 Maple Street, Auburn California 95603


530-889-4097

Email: lafco@placer.ca.gov

STAFF REPORT

DATE: May 7, 2020

TO: Chair Rohan, Commissioners Alpine, Gore, Joiner, Kahrl, Patterson, Weygandt.
Alternate Commissioners Alvord, Holmes, Lynch, Starsky

FROM: Kris Berry, AICP, Executive Officer 

SUBJECT: Mercy Housing – Annexation of a 2.8 acre parcel to NID within the Placer County Government Center

Recommended Action:

- 1) Adopt LAFCO Resolution 2020-03, attached as Exhibit 1 approving findings that the Final Environmental Impact Report for the Placer County Government Center Master Plan (State Clearinghouse NO. 2017092020) adequate for use in the annexation of an approximately 2.8 acre parcel to the Nevada Irrigation District, and
- 2) Approve the proposal to annex the approximately 2.8-acre parcel to the Nevada Irrigation District by Adopting LAFCO Resolution 2020-04 with the recommended terms and conditions, attached as Exhibit 2 and
- 3) Authorize the Executive Officer to conduct Conducting Authority protest proceedings pursuant to Government Code section 57000 et seq. and to determine if there are sufficient protests to hold an election.

Summary:

This proposal would allow the annexation of approximately 2.8 acres to the Nevada Irrigation District to provide treated water to a proposed 79-unit affordable housing project on the Placer County Government site (Dewitt Campus). The territory, owned by Placer County, is located along the north east side of First Street, and is currently used as a parking lot.

DISCUSSION AND ANALYSIS

Description of proposal

This proposal would allow the annexation of the 2.8 acre site to the Nevada Irrigation District to provide treated water for a proposed 79 unit affordable housing project at the Placer

County Government Center. The annexation area is within a Nevada Irrigation District "Exclusion" area, which are essentially islands (approximately 60 islands) throughout the Nevada Irrigation District territory within Placer County, but they located within NID's Sphere of Influence.

The area proposed for annexation is designated by the Placer County Government Center Master Plan of the Auburn-Bowman Community Plan. The parcel is zoned CPD-TC-Dc-AO. The Master Plan established the basic land use for a multifamily residential project of 79 units along with appropriate site amenities. The basic zoning of the site establishes a commercial planned development land use, with one of the allowed uses being multifamily development subject to a Permit. A Design/Site Review Agreement was approved by the County on June 28, 2019.

NID is a water district serving south and western Nevada County and portions of western Placer County, providing both treated and untreated water, hydroelectric power and recreation facilities. NID has several Island or "exclusion" areas in western Placer County. Nevada LAFCO is considered the principal county for the district, however, has transferred the proposal to Placer LAFCO due to the fact that the proposal is entirely within Placer County.

Environmental Analysis:

A Final Environmental Impact Report was prepared for the Placer County Government Center Master Plan and adopted by the Board of Supervisors on April 23, 2019. A disc with copies of Placer County Government Center Master Plan and other associated documents have been sent to all of the Commissioners.

Attachments:

- | | |
|-----------|---|
| Exhibit 1 | Draft Resolution 2020-3 (CEQA) |
| Exhibit 2 | Draft Resolution 2020-4 (Approving recommended terms and conditions) |
| Exhibit 3 | Map Showing area of annexation |
| Exhibit 4 | Resolution of application by the Nevada Irrigation District (2020-07) |

EXHIBIT 1

PLACER LOCAL AGENCY FORMATION COMMISSION

Resolution No. 2020-03

**Approving Findings as a Responsible Agency:
Final Environmental Impact Report for the Placer County Government Center
LAFCO 2020-02
(State Clearinghouse No. 1999062020)**

WHEREAS, a proposal for annexation of property into the Nevada Irrigation District was filed and accepted for filing by the Executive Officer of the Placer LAFCO on March 29, 2020. The proposal consists of annexation of approximately a 2.8 acre portion of the Placer County Government Center into the Nevada Irrigation District. This proposal has been designated as LAFCO proposal 2020-02 (Mercy housing annexation into the Nevada Irrigation District)

WHEREAS, LAFCO set May 13, 2020 as the hearing date on this proposal and provided the required notice for the hearing, and

WHEREAS, the public hearing by this LAFCO was held upon the date and at the time and place specified in said notice of hearing and in any order or orders continuing such hearing, and

WHEREAS, the Executive Officer has reviewed this proposal and prepared a report, including recommendations on the adoption of a statement of overriding considerations regarding significant unavoidable impacts disclosed in the Final Environmental Impact Report for the proposal; and

WHEREAS, the County assumed the role of lead agency for the environmental review and analysis of the project pursuant to the requirements of the California Environmental Quality Act (CEQA), and

WHEREAS, Placer LAFCO had limited approval and implementing authority over the project and thus served as a responsible agency for the project pursuant to the requirements of CEQA, and

WHEREAS, the County, acting as lead agency, and the Local Agency Formation Commission, acting as responsible agency, determined the Final Environmental Impact Report has been completed in compliance with CEQA, and

WHEREAS, The Board of Supervisors has adopted an Environmental Impact Report, which consists of the following reports, hereto referred to in whole as the "Placer County Government Center Master Plan Update and related entitlements; adopting findings of fact and a statement of overriding considerations; and a Mitigation Monitoring and Reporting Plan" adopted by the Board of Supervisors on April 28, 2019.

These reports have been distributed to the Commission and were available for review

by the public.

WHEREAS, CEQA requires a responsible agency to accept an EIR as prepared by the lead agency and to treat the document as being legally adequate absent specified circumstances not present herein, and

WHEREAS, CEQA requires the Commission, as a responsible agency, to undertake its own environmental review if, in the time period between the County's certification of the EIR and the present, the Project or surrounding circumstances had changed to a degree requiring the preparation of a subsequent EIR or supplemental EIR; and

WHEREAS, no grounds exist for the preparation by the Commission of either a subsequent EIR or a supplemental EIR,

NOW, THEREFORE, BE IT RESOLVED that Placer Local Agency Formation Commission does hereby resolve, determine and find as follows:

A. Placer LAFCO adopts and incorporates herein as true and accurate statements and findings of fact all of the statements and recitals set forth in the preceding portions of this resolution and the entirety of the Findings of Fact and Statement of Overriding Considerations attached hereto as Exhibit A and hereby incorporated by reference.

1. CEQA Findings--Responsible Agency. Placer LAFCO is considered a responsible agency under CEQA for this EIR. Placer LAFCO's CEQA review as a responsible agency is more limited than a lead agency and Placer LAFCO has responsibility for mitigating or avoiding only the direct or indirect environmental effects of those parts of the project which it carries out, finances, or approves. Placer LAFCO's use of the EIR is limited to its consideration of the request for annexation of the territory. Pursuant to CEQA Guidelines section 15096, Placer LAFCO has considered the EIR prepared by the County and has determined that it is acceptable and legally adequate for use by Placer LAFCO.

2. Findings for Less Than Significant Environmental Impacts. Various significant and potentially significant environmental impacts have been mitigated to less than significant levels, as set forth in the CEQA Findings of Fact and Statement of Overriding Considerations. With respect to those significant impacts that require mitigation to be reduced to a less than significant level, LAFCO hereby finds that the measures at issue are within the responsibility and jurisdiction of another public agency and not LAFCO. Such changes either have been adopted by the County or can and should be adopted by other agencies. (Pub. Resources Code, § 21081, subd. (a)(2).)

3. Findings for Significant and Unavoidable Impacts. Certain significant and potentially significant environmental impacts are unavoidable as set forth in the attached CEQA Findings of Fact and Statement of Overriding Considerations. The impacts discussed were determined to be significant and unavoidable by the County.

Upon review of the impacts identified by the County as being significant and unavoidable, Placer LAFCO has determined these impacts will remain significant and unavoidable after the annexation of the territory and that there are no feasible mitigation measures that can be legally imposed by LAFCO. Placer LAFCO specifically acknowledges

these impacts and Placer LAFCO adopts, to the extent applicable, the discussion of the significant and unavoidable impacts as set forth in the CEQA Findings of Fact and Statement of Overriding Considerations attached hereto as Exhibit A and incorporated herein by reference. With respect to those significant impacts that were subject to mitigation but could still not be reduced to less than significant levels, LAFCO hereby finds that the measures at issue are within the responsibility and jurisdiction of another public agency and not LAFCO. Such changes either have been adopted by the County or can and should be adopted by other agencies. (Pub. Resources Code, § 21081, subd. (a)(2).)

4. Findings for Project Alternatives. Project alternatives are discussed within the EIR. The alternatives set forth in the EIR were directed at the County, in that the different options presented different permutations of the Placer County Government Center Plan. Since the County Board of Supervisors has already rejected these alternatives as infeasible in detailed findings, LAFCO, given its lack of direct authority over land use under Cortese-Knox, is not in a position to impose a different version of the Specific Plan on the County. LAFCO's role is to determine whether the Project submitted to LAFCO complies with LAFCO's policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code, § 56000 et seq.) ("Cortese-Knox"). Although LAFCO has reviewed the County findings for the project alternatives, LAFCO declines to make separate findings regarding alternatives rejected by the County or to otherwise entertain alternatives over which it has no jurisdiction. For reasons set forth in the CEQA Findings of Fact and Statement of Overriding Considerations, the County Board of Supervisors rejected the alternatives set forth in the EIR as being infeasible or unacceptable for various reasons. The Commission finds these reasons acceptable, and adopts them as its own to the extent that its statutory authority allows it to consider concerns such as those weighed by the County Board of Supervisors in approving the Project and rejecting alternatives. With respect to the alternatives rejected as infeasible by the County, LAFCO hereby finds that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the EIR. (Pub. Resources Code, § 21081, subd. (a)(3).)

5. Statement of Overriding Considerations. As set forth in the preceding sections, Placer LAFCO's approval of the annexation will result in impacts that remain significant and unavoidable. The County balanced the benefits of the proposal against its significant and unavoidable environmental impacts and determined that the benefits of the Project outweigh its unavoidable adverse environmental impacts. Despite its impacts, Placer LAFCO also approves the annexation of the territory because the substantial economic, social, legal, technological, and other benefits that the Project will produce render the significant effects acceptable. This determination is based on the EIR and other information in the record.

In light of the foregoing economic, social, recreational and planning benefits provided by the Project, pursuant to CEQA Guidelines section 15093, the Commission finds and determines that these considerable benefits of the Project outweigh the unavoidable adverse effects and the adverse environmental effects that cannot be mitigated to a level of environmental insignificance, are deemed acceptable.

6. Mitigation Monitoring Plan. The Commission is aware of the Mitigation Monitoring Plan adopted by the County to ensure implementation of the above-mentioned mitigation measures, as well as all others within the County's control. The Mitigation

Monitoring Plan is incorporated by reference herein. Since the EIR did not recommend or identify any mitigation measures that should be implemented by Placer LAFCO, the Commission has no need to formally adopt any of its own mitigation measures or any separate mitigation monitoring plan or program.

The Executive Officer is directed to file a Notice of Determination with the County Clerk for Placer County within five (5) days of the adoption of this resolution.

On a motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted by the Placer Local Agency Formation Commission at a meeting thereof this 13th day May, 2020, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Signed after adoption:

By: _____
Susan Rohan, Chair

Attest:

Kris Berry
Executive Officer

EXHIBIT A
Legal Description
DeWitt Center Annexation to
Nevada Irrigation District

A PORTION OF the East half of the Northeast quarter of Section 32, Township 13 North, Range 8 East, M.D.M., Placer County, California, being more particularly described as follows:

BEGINNING AT A POINT on the west line of the east half of the northeast quarter of said Section 32, a point on the existing Nevada Irrigation District boundary from which the northeast corner of said Section 32 bears the following two successive courses: North 00°31'17" East 312.75 feet and North 88°28'34" East 1321.88 feet; **THENCE FROM SAID POINT OF BEGINNING** leaving said west sectional line and Nevada Irrigation District Boundary South 36°12'27" East 530.22 feet; thence South 37°30'39" East 248.68 feet to the westerly line of Professional Drive, said point being the beginning of a non-tangent curve to the right, concave to the northwest, having a radius of 330.00 feet and from which the center of said curve bears North 54°08'16" West ; thence along Professional Drive westerly line and said curve in a southwesterly direction through a central angle of 17°53'50" for an arc distance of 103.08 feet; thence South 53°45'34" West 57.05 feet; thence North 87°59'48" West 19.28 feet to a point on the northeast line of 1st Street; thence leaving said Professional Drive along the northeast line of 1st Street North 37°30'39" West 541.53 feet more or less to a point on said west line of the east half of the northeast quarter of said Section 32, being the existing Nevada Irrigation District boundary; thence leaving 1st Street along said west line of the east half and the existing Nevada Irrigation District boundary North 00°31'17" East 301.43 feet to the point of beginning.

BASIS OF BEARINGS:

All bearings in this legal description are based on the record data shown on the map filed in Book 34 of Parcel Maps at Page 71, Placer County, California.

THIS LEGAL DESCRIPTION was prepared by me based on client instructions, and on record data as shown on the map filed in said Book 34 of Parcel Maps at Page 71, Placer County, California.



03/19/2020

Andrew R. Cassano, PLS 4370
Professional Land Surveyor
Nevada City Engineering, Inc.
505 Coyote Street, Suite B
Nevada City, CA 95959



NE





VICINITY MAP


SCALE: 1"=2000'

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE RECORD DATA SHOWN ON THE MAP FILED IN BOOK 34 OF PARCEL MAPS AT PAGE 71, PLACER COUNTY, CALIFORNIA.

LEGEND

 EXISTING NID BOUNDARY
 SECTION CORNER

GRAPHIC SCALE

SCALE : 1" = 200'

COURSE LEGEND	
①	N 00°31'17" E 312.75'
②	S 36°12'27" E 530.22'
③	S 37°30'39" E 248.68'
④	R=330 Δ=17°53'50" L=103.08'
⑤	S 53°45'34" E 57.05'
⑥	N 87°59'48" W 19.28'
⑦	N 37°30'39" W 541.53'
⑧	N 00°31'17" E 301.43'

EXHIBIT "B"

LAFCO ANNEXATION NO. 2020-XX
DeWITT CENTER
TO THE

Nevada Irrigation District

BEING A PORTION OF

E 1/2 - NE 1/4 SEC. 32, T. 13 N., R. 8 E., M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF

PLACER COUNTY, CALIFORNIA

SCALE: 1" = 200'

MARCH, 2020

NEVADA CITY ENGINEERING, INC.

505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

N88°28'34"E

1321.88'

29 2
32 3

BELL ROAD

APN
051-300-001

①

P.O.B.

APN
051-300-037

DRIVE

33

PM

22

HERITAGE OAK PLACE

33

PM

22

APN
051-300-005

⑧

②

APN 051-120-065
±2.71 AC.

APN
051-300-029

051-120-066
APN

③

⑦

1ST

APN 051-120-067

71

PM

34

⑥

⑤

④

STREET

APN 051-120-064

WILLOW CREEK DRIVE

F STREET

APN 051-120-010

EXHIBIT 2

PLACER LOCAL AGENCY FORMATION COMMISSION Resolution No. 2020-04

Approving Determinations for Mercy Housing Annexation (Placer County Government Center) to the Nevada Irrigation District (LAFCO No. 2020-04 Nevada Irrigation District Annexation)

Whereas, an application was filed with the Executive Officer of the Placer Local Agency Formation Commission in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.--the "Act") for the annexation of certain territory as described in Exhibit 1, attached hereto and incorporated herein by reference (the "Territory") to the Nevada Irrigation District (NID); and

Whereas, NID is a water district serving south Nevada County and portions of western Placer County, providing both treated and untreated water, hydroelectric power and recreation facilities Nevada LAFCO is considered the principal county for the district, however has transferred the proposal to Placer LAFCO due to the fact that the proposal is entirely within Placer County.

Whereas, the Proposal is located on approximately 2.8 acres within an "exclusion area" of NID territory, which area is shown and described in Exhibits 1 and 2, attached hereto and incorporated herein by reference (the "Territory"), and

Whereas, on March 11, 2020, the NID Board of Directions approved an annexation application (Resolution 2020-07), and

Whereas, on March 28, 2020, NID submitted an application to Placer LAFCO in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the "Act".— Government Code section 56000 et seq.) requesting annexation of the territory, and

Whereas, the proposed territory is within the adopted Sphere of Influence for the Nevada Irrigation District, and

Whereas, the Executive Officer of Placer LAFCO reviewed the proposed annexation of the Territory, duly noticed a public hearing, and prepared and submitted a report to the Commission regarding the annexation of the territory to Nevada Irrigation District, and,

Whereas, this Commission held a public hearing, received oral and written comments and evidence with respect to the proposed annexation and has duly considered the report of the Executive Officer and all other relevant evidence and information in full accordance with the requirements of the Act, and

Now, therefore, the Placer Local Agency Formation Commission does hereby adopt and incorporate herein as true and accurate statements and findings of fact all of the statements and recitals set forth in all of the preceding portions of this resolution, and

Further, the Commission does hereby determine, resolve and order, pursuant to its powers as provided in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as follows:

1. The Territory is unhabited under Section 56046 of the Act.

2. The Territory is located within the existing sphere of influence of NID.
3. The Commission determines that this annexation is consistent with the Placer LAFCO Policies and the provisions of the Act, including but not limited to Section 56668 thereof.
4. The distinctive short form for this proposal shall be: LAFCO No. 2020-02,

Mercy Housing Annexation (Placer County Government Center) to the Nevada Irrigation District

5. The change of organization consists of the following:

Annexation to the Nevada Irrigation District

Upon the Effective Date, the Territory shall be within the district boundaries of the Nevada Irrigation District

6. The regular County assessment roll shall be used for this change of organization.
7. This approval is subject to payment of all necessary fees and charges of Placer LAFCO and of other agencies, including but not limited to the Board of Equalization.
8. This approval is subject to the following terms and conditions:
None.
9. The Commission waives requirements for protest proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, section 56663.
10. Upon satisfaction of all conditions of this approval, the Executive Officer is authorized to prepare and execute a Certificate of Completion in accordance with Government Code section 57200. The date of issuance of the Certificate of Completion shall constitute the Effective Date of this change of organization.

On a motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted by the Placer Local Agency Formation Commission at a duly noticed meeting thereof this 14th day of August, 2019, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Signed after adoption:

Susan Rohan, Chair

Attest: _____
Kristina Berry, AICP, Executive Officer

707



VICINITY MAP

SCALE: 1"=2000'

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE RECORD DATA SHOWN ON THE MAP FILED IN BOOK 34 OF PARCEL MAPS AT PAGE 71, PLACER COUNTY, CALIFORNIA.

LEGEND

EXISTING NID BOUNDARY
SECTION CORNER



SCALE : 1" = 200'

COURSE LEGEND		
①	N 00°31'17" E	312.75'
②	S 36°12'27" E	530.22'
③	S 37°30'39" E	248.68'
④	R=330 Δ=17°53'50" L=103.08'	
⑤	S 53°45'34" E	57.05'
⑥	N 87°59'48" W	19.28'
⑦	N 37°30'39" W	541.53'
⑧	N 00°31'17" E	301.43'

EXHIBIT "B"

LAFCO ANNEXATION NO. 2020-XX
DeWITT CENTER
TO THE

Nevada Irrigation District

BEING A PORTION OF

E 1/2 - NE 1/4 SEC. 32, T. 13 N., R. 8 E., M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF

PLACER COUNTY, CALIFORNIA

SCALE: 1" = 200'

MARCH, 2020

NEVADA CITY ENGINEERING, INC.

505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

N88°28'34"E

1321.88'

29' 2"
32' 3"

BELL ROAD

APN
051-300-001

①

P.O.B.

APN
051-300-037

DRIVE

33

22

PM

HERITAGE OAK PLACE

33

PM

22

APN
051-300-005

⑧

②

APN 051-120-065
±2.71 AC.

APN
051-300-029

051-120-066
APN

③

⑦

1ST

APN 051-120-067

71

PM

34

⑥

④

⑤

STREET

APN 051-120-064

WILLOW CREEK DRIVE

F STREET

APN 051-120-010



EXHIBIT 3

RESOLUTION NO. 2020-07

OF THE BOARD OF DIRECTORS OF THE NEVADA IRRIGATION DISTRICT

Making Application for Annexation of Land to Nevada Irrigation District – Dewitt Center Area, Placer Co.

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of EXCLUSIONS WITHIN UNINCORPORATED PLACER COUNTY BOUNDARY; and

WHEREAS, notice of intent to adopt this Resolution of Application has not been given to each interested and subject agency; and

WHEREAS, a map depicting the boundaries of the territory is set forth in Exhibit A attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the Sphere of Influence of the Nevada Irrigation District, as adopted by the Local Agency Formation Commission in 2006; and

WHEREAS, the final metes and bounds description of the proposed annexation may result in minor adjustments to the annexation boundaries. These minor adjustments may proceed forward as if fully contained herein; and,

WHEREAS, the territory proposed for annexation contains two (2) properties which currently receive no District water service. Annexation will result in the opportunity for the properties to establish treated and/or raw water service; and,

WHEREAS, the Board of the Nevada Irrigation District has considered the proposed annexation of the subject territories and concluded the annexation of territory already within the District's service area qualifies for Categorical Exemption to the provisions of the California Environmental Quality Act under Class 19, Annexation of Existing Facilities and Lots for Exempt Facilities; and,

WHEREAS, this Board hereby adopts the plan for providing services to the affected territory required by Government Code Section 56653 and attached hereto as Exhibit B; and,

WHEREAS, this Board certifies that, pursuant to Section 99 (b) of the Tax and Revenue Code, that it remains in agreement with the Master Agreement between the County of Placer and the Nevada Irrigation District for Apportionment of Property Tax Revenues due to Jurisdictional Changes, approved on May 2017 (Board of Supervisor's Resolution No. 2017-080) and on April 2017 (District Board of Director's Resolution No. 2017-05).

NOW, THEREFORE BE IT RESOLVED, this Resolution of Application is hereby adopted and approved by the Board of Directors of the Nevada Irrigation District and the Local Agency Formation Commission of Nevada County is hereby requested to take proceedings for the annexation of the territory described in Exhibit A, according to the terms and conditions stated above, and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

BE IT FURTHER RESOLVED, the above Recitals are true and correct and are incorporated as findings of the Board of Directors.

BE IT FURTHER RESOLVED, the General Manager is directed and authorized to take such further action as necessary and reasonable to implement the terms of this Resolution and to work with the County of Placer and any other landowners within this exclusion area in an effort to fully annex this exclusion area.

* * * * *

PASSED AND ADOPTED by the Board of Directors of the Nevada Irrigation District at a regular meeting held on the 11th day of March, 2020 by the following vote:

AYES:	Directors: Wilcox, Peters, Miller, Bierwagen, Heck
NOES:	Directors: None
ABSENT:	Directors: None
ABSTAINS:	Directors: None



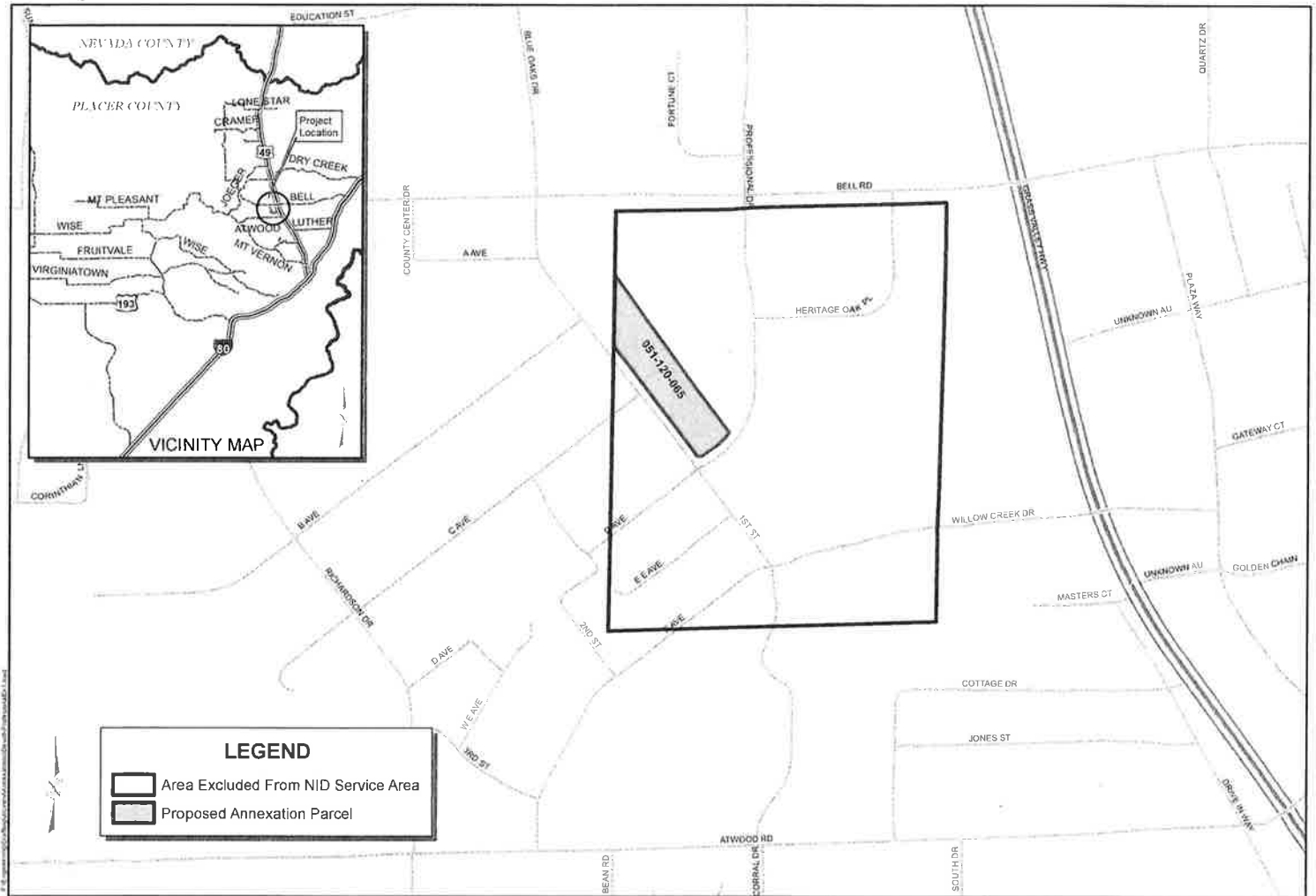
President of the Board of Directors

Attest:



Secretary to the Board of Directors

EXHIBIT 4



NEVADA IRRIGATION DISTRICT
NEVADA COUNTY -- PLACER COUNTY
GRASS VALLEY, CALIFORNIA

DEWITT AREA - PLACER COUNTY ANNEXATION

Drawn By: D. HUNT

Date: 3/5/2020

Scale: 1" = 500' @ 8-1/2x11

EXHIBIT A

May 13, 2020
Item No. 8

PLACER COUNTY

LOCAL AGENCY FORMATION COMMISSION

145 Fulweiler Avenue, Suite 110, Auburn California 95603

530-889-4097 FAX: 530-886-4671

Email: lafco@placer.ca.gov

STAFF REPORT

DATE: May 8, 2020

TO: Chair Rohan, Commissioners Alpine, Gore, Joiner, Kahrl, Patterson, Weygandt.
Alternate Commissioners Alvord, Holmes, Lynch, Starsky

FROM: Kris Berry, AICP, Executive Officer 

SUBJECT: Preliminary LAFCO Budget for fiscal year 2020-2021.

RECOMMENDATION:

It is recommended that the Commission adopt the proposed budget for the fiscal year 2020-2021 attached as Exhibit "A", and to provide direction to staff as to revisions, if any, for incorporation into the final budget.

BACKGROUND

Pursuant to §56381 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the Commission is required to adopt a proposed budget by May 1 of each year, and a final budget by June 15th. Under AB 2838, the cost of LAFCO is a shared responsibility of the county, the cities and the special districts. After adoption of the budget, the net operating expense of the Commission is divided as follows: one-third to the County, one-third to the Cities and one-third to the Special Districts. The City share is apportioned in proportion to each City's total revenues. The Special District share is apportioned according to each district's revenues.

Government Code section 56381 provides that, at a minimum, the proposed and final budget shall be equal to the budget adopted for the previous fiscal year unless the Commission finds that reduced staffing or program costs will nevertheless allow the Commission to fulfill its statutory purposes and programs. The proposed budget of \$545,182.71 is less than a 1% increase from last year's budget of \$543,555.00. Staff is mindful of the economic situation caused by the COVID-19 epidemic, and reduced costs as much as possible and still maintain the legally required staffing and program costs.

D. SUMMARY

The budget was based on conservative estimates of revenues and expenditures, with adequate funding to ensure that the Commission be able to fulfill its statutory responsibilities in accordance with Government Code §56381 during the fiscal year.

Attachment Proposed preliminary budget

EXHIBIT 1

	LAFCO FY 2020-2021 Preliminary Budget			2019-2020 FINAL	2019-2020 Actual Exp	2019-2020 Available	2019-2020 Est	2020-2021 Proposed
GL51320	SC1879	Retiree Health		9,329.00	-	9,329.00	9,329.00	
GL51010	SC1810	Salaries/Wages		218,935.00	140,149.84	78,785.16	205,000.00	222,740.00
GL51040	SC1819	Overtime		1,000.00	416.88	583.12	416.88	
	SC1834	Cafeteria Plans		8,097.00	4,655.02	3,441.98	7,500.00	8,172.00
GL51270	SC1867	P.E.R.S.		73,088.00	49,009.02	24,078.98	68,000.00	82,172.00
	SC1240	Post Employment benefits		11,300.00	6,605.69	4,694.31	10,500.00	13,650.00
GL51220	SC1855	F.I.C.A.		15,952.00	9,800.78	6,151.22	14,000.00	15,780.00
GL52360	SC2820	Employee Group Ins. + Personnel Costs		21,004.00	11,668.61	9,335.39	18,000.00	21,856.00
GL51360	SC1891	Workers Comp Insurance		924.00	1,112.22	(188.22)	1,500.00	907.00
	SC1873	401(k) Employer Match		750.00	450.00	300.00	750.00	750.00
GL51240	SC1861	Employee Benefits System		3,402.00	1,022.85	2,379.15	3,402.00	2,572.00
	SUBTOTAL: SALARIES & BENEFITS			363,781.00	224,890.91	138,890.09	338,397.88	368,599.00
						-		
GL2250	SC2560	Outside Agency Pass Through Fees		1,000.00	-	1,000.00	500.00	1,000.00
GL52400	SC3360	Communications		3,072.00		3,072.00	-	3,500.00
GL42040	SC2100	Communication Service Expense		450.00	1,503.57	(1,053.57)	2,500.00	
GL52400	SC3380	Maintenance, equipment		300.00		300.00	300.00	
GL52080	SC2141	Liability Ins @ Workers Comp, Commission		6,000.00	2,369.47	3,630.53	3,630.53	6,000.00
GL52360	SC2810	Auditor Fees		4,000.00		4,000.00	4,000.00	4,000.00
GL52240	SC2550	Membership Dues		3,861.00	5,861.00	(2,000.00)	5,861.00	6,000.00
GL51480	SC3560	PC Acquisition		2,000.00	309.46	1,690.54	2,200.00	2,000.00
GL52320	SC2630	Copier charges		1,500.00	1,223.00	277.00	1,800.00	2,000.00
GL52360	SC2940	MSR/Sphere Updates		60,000.00	379.00	59,621.00	40,000.00	50,000.00
GL52390	SC2720	Printing/copy machine/interoffice mail		3,000.00		3,000.00	3,000.00	3,000.00
GL52330	SC2660	Office Supplies & Exp		2,000.00	50.00	1,950.00	10,500.00	2,000.00
GL52340	SC2790	Printing/copy machine/interoffice mail		3,500.00	1,854.57	1,645.43	3,500.00	1,905.41
GL52510	SC3620	Commissioner Fees		9,600.00	1,700.00	7,900.00	4,000.00	13,200.00
GL5230	SC3130	Legal/Consultants		25,000.00	7,739.60	17,260.40	17,500.00	25,000.00
GL52580	SC3930	Recording Fees		300.00		300.00	-	-
GL52400	SC3370	Data and System access charges		10,000.00	8,142.64	1,857.36	12,000.00	16,087.00
GL52260	SC2570	Media/Video Services		500.00	-	500.00	1,000.00	500.00
GL52570	SC3895	Legal Notices/Publications		6,500.00	2,916.69	3,583.31	6,000.00	6,500.00
GL52430	SC3450	Software Charges (IPPS)		1,800.00	-	1,800.00	1,800.00	1,000.00
GL52450	SC3490	Office Rent + Utilities		20,000.00	13,952.25	6,047.75	19,000.00	20,000.00
GL52360	SC4000	Training (staff)		2,000.00		2,000.00	500.00	2,000.00
	SC2865	IT-MIS Services				-		
GL52790	SC4280	Staff Travel & Transportation		7,000.00	1,452.64	5,547.36	2,500.00	5,000.00
GL53130	SC4810	Employee Claims						
GL52790	SC4300	Lodging				-	300.00	
GL52580	SC4050	Commissioner Travel		9,000.00		9,000.00	1,000.00	9,000.00
GL524790	SC4290	Mileage				-	1,000.00	
GL52790	SC4310	County Vehicles		250.00		250.00	-	250.00
GL52790	SC4330	Meals/incidentals		1,000.00		1,000.00	500.00	500.00
GL53390	SC5110	A-87 Costs		-3,859.00		(3,859.00)	-	(3,859.00)
	General Operating Contingency					-	-	
	SUBTOTAL: OPERATING COSTS			179,774.00	49,453.89	130,320.11	144,891.53	176,583.41
	TOTAL OPERATING COSTS:			543,555.00	274,344.80	269,210.20	483,289.41	545,182.41
	R E V E N U E:			2019-2020	2019-2020		2019-2020	2020-2021
	TITLE			FINAL BUDGET	Actual YTD		Est	Proposed
GL42010	RC0561	Interest		8,000.00	6,227.87		8,000.00	10,000.00
GL46030	RC1720	Outside Agency Pass Through Fees		1,000.00			500.00	1,000.00
GL46360	RC2730	Forms and Photocopies		100.00	0.00		0.00	100.00
GL46300	RC2460	General Reimbursement		1,000.00				
GL46360	RC2710	AB2838 Allocated Amount		433,912.97	446,139.93		446,140.00	457,189.00
GL46360	RC2740	Application Fees		20,000.00			10,000.00	15,000.00
	SC8782	Applicant Funded Consultant Fees		0.00			0.00	
	Partial Treasury funding						0.00	
	TOTAL REVENUE			464,012.97	452,367.80		464,640.00	457189
	CARRYOVER from previous year			79,542.03	79,542.03			61,893.41
				543,555.00	531,909.83		18,649.00	